

FREEHOLD



Bungalow - Detached (EPC Rating:)

KARLIX COTTAGE, AUCHTYGEMMEL FARM AUCHENHEATH, LANARK, ML11 9XH

Offers over

£524,995

FEATURES

- Detached Bungalow
- 4 spacious bedrooms
- Private driveway
- Viewing recommended
- Rural Setting
- 3 modern bathrooms
- Open-plan kitchen
- Planning in place for extension please see floorplan



**SWEET
HOME**



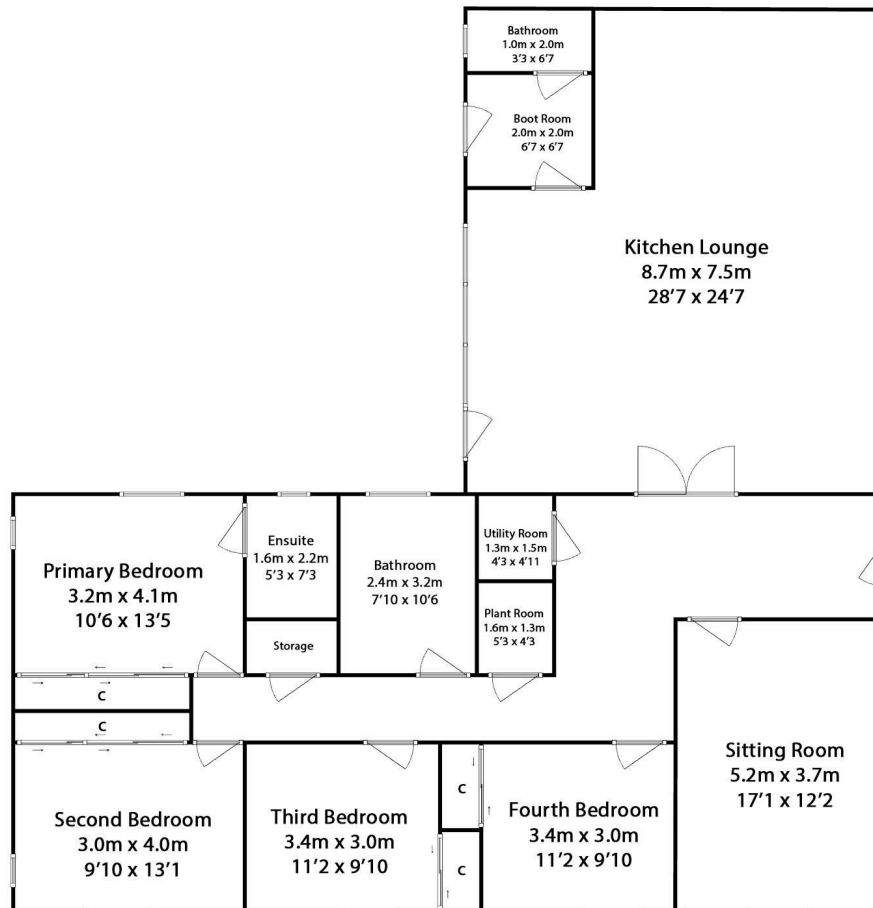
4 Bedroom Bungalow - Detached located in Lanark

Caroline Morrison of Sweet Home Scotland is delighted to bring this property to the market in conjunction with Lanarkshire Law Estate Agents

An Individually built detached Bungalow and finished to an excellent standard throughout, and features the following accommodation, Bright and spacious open plan kitchen with dining space and family room with bi-fold doors leading to the rear deck, Cloak room, WC, Impressive main sitting room with full height feature windows and vaulted ceiling; 4 generous bedrooms all with fitted wardrobes; ensuite shower room; family bathroom.

Further features include battery Solar panels; Upgraded Air Source Heat pump, central heating, security cameras, alarm, double glazing, log burner and much more. Externally a sizeable, elevated plot, with ample parking for several cars, rear decking, Garage and country views.

Additionally, there is approved planning permission in place for an extension which includes a large master bedroom with en-suite and walk-in wardrobe. Please see floor plan section to view existing and proposed floor plans.



Call us on

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<https://sweet-home.co.uk/>

Council Tax Band

F

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland	EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

